

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R44566

36137

Property Information

property address: 1410 CAVITT

legal description: SUBER #2, LOT 1 & 2

owner name/address: LGL ECOLOGICAL RESEARCH ASSOCIATES INC

1410 CAVITT AVE

BRYAN, TX 77801-1201

full business name: Ecological Research Associates

land use category: Industrial type of business:

current zoning: SC-B occupancy status: Occupied

lot area (square feet): 14000 frontage along Texas Avenue (feet): 424

lot depth (feet): 140 sq. footage of building: 4960

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

NO

NO

NO 94

Improvements

of buildings: 2 building height (feet): 25/10 # of stories: 2

type of buildings (specify): steel

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) Chain Link Fence Car port in Back
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 2

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: Gravel 60+

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: shrubs

Outside Storage

☒ yes ☐ no (specify) Equipment on back
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
